

THE TOWN OF HILTON HEAD ISLAND
The Planning Commission
Comprehensive Plan Committee

Tom Crews, *Chairman*
Terence Ennis
Therese Leary
Loretta Warden
Al Vadnais, *Ex-Officio*



AGENDA
April 7, 2010
8:15AM
CONFERENCE ROOM 3

I CALL TO ORDER

II ROLL CALL

III FREEDOM OF INFORMATION ACT COMPLIANCE

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

IV APPROVAL OF AGENDA

V APPROVAL OF MEETING NOTES – March 15, 2010

VI NEW BUSINESS

- Discuss Final Language of Comprehensive Plan
 - Review Planning and Development Standards (P&DS) Committee recommendations to modify Comprehensive Plan
 - Review recommended changes 2010 Comprehensive Plan
 - Approve final draft of 2010 Comprehensive Plan

VII ACTION ITEMS

VIII NEXT MEETING – TBD

IX ADJOURNMENT

Please note that a quorum of the Planning Commission or of Town Council may result in the event that four or more of their members attend this meeting.



The following changes to the 2010 Comprehensive Plan, as recommended by the Planning and Development Standards Committee of Town Council, are submitted to the Comprehensive Plan Committee for consideration:

- Deletions: indicated by strikethrough – Example: ~~Deletions~~
- Insertions: indicated by double underline text – Example: Insertions

2 Cultural Resources

2.5 Goals and Implementation Strategies

Goals

Arts

- F. The goal is to have a Public Art Program that employs goals such as the following to guide the Public Art in the Town:
- i. The Public Art Program ~~will~~should reflect the diverse spectrum of beliefs, cultural heritage and traditions, and artistic expressions of Hilton Head Island.
 - ii. The Public Art Program ~~will~~should include Works of Art representing a broad variety of media and styles and support community interests to have an aesthetically built environment.
 - iii. The Public Art Program ~~will~~should endeavor to provide opportunities for artists of all racial, ethnic and cultural backgrounds, artists with disabilities, and artists of all other diverse groups.
 - iv. The program ~~will~~should identify and pursue additional sources of funds such as a 1% fund, and donations of Works of Art to the Town.
 - v. The program ~~will~~should develop public art projects which enhance the public spaces as well as the visual design form and content of the community; which enhance a particular neighborhood; and, which may enhance the tourist and economic potential of the Town and particular sites within the redevelopment program.
 - vi. The program ~~will~~should pursue opportunities to inform the public regarding public art including possibilities for public participation in all phases of the public art process.
 - vii. The program ~~will~~should promote the visual arts and inform and work to increase understanding within the community about the purposes and meaning of the Works of Art in the Collection.
 - viii. The program ~~will~~should inventory, document, maintain and conserve works of art in the collection, regardless of the source of acquisition.

Implementation Strategies

2.1 Historical/Cultural Resources

- A. ~~Consider conducting~~Conduct a Town-wide study of all archeological and culturally significant sites.
- B. ~~Consider developing a~~Develop an historic landmarks protection program to preserve important sites and architecture on the Island. Research the need to create an ordinance, regulations, or a zoning district to offer additional protection to historical and culturally significant sites.

2.3 Community Character

- D. ~~Consider formalizing~~Formalize the Design Guide through development of a Community Design Element to improve the Comprehensive Plan.

3 Natural Resources

3.6 Goals and Implementation Strategies

Implementation Strategies

3.1 Protect Water Quality and Quantity

- G. ~~Consider training~~Train-qualified staff to conduct field inspections of installed irrigation systems to ensure water resource conservation and design efficiency. Inspections conducted by qualified Town staff would assist in saving money for the owner as well as water resources for the entire Island.
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4 Population

4.10 Goals and Implementation Strategies

Implementation Strategies

4.3 Community Building

- D. ~~Consider creating~~Create incentives for redevelopment that opt for a planned community approach with goals of diversity in housing cost and transportation modes.
- E. ~~Consider~~Adopt flexible ordinances for planned unit developments (PUD), cluster homes and other innovations in housing development that meet workforce housing needs.
- F. ~~Encourage~~Amend the Town's regulations to require interconnection between developments to promote the establishment of neighborhoods and to provide safe and convenient access to neighborhood level public facilities, such as parks and schools.
- G. ~~Consider establishing~~Establish a mechanism to evaluate the quality of life likely to be experienced in proposed developments.
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5 Housing

5.4 Goals and Implementation Strategies

Implementation Strategies

5.1 Housing Units and Tenure

- A. ~~Consider providing~~Provide flexibility in the LMO to allow for accessory dwelling units as a housing option.
- B. ~~Consider providing~~Provide flexibility in the LMO to provide options to the traditional housing or subdivision standards in the form of family compounds. Look to other communities, particularly Beaufort County for examples on how to allow for family compounds which may assist in removing the barrier to legal and title issues associated with heirs property.
- D. ~~Consider revising~~Revise the LMO to include flexible zoning options and tools that allow a mix of uses for residential over commercial or other live work units. This may be a tool to foster both a commercial and housing option as well as a means to provide affordable housing and to reduce the amount of infrastructure necessary to travel from home to work or other basic services. Other LMO revisions may include regulations to facilitate the conversion and redevelopment of empty commercial or office space to residential units or allow for a mix of residential within the redevelopment.
- F. ~~Consider addressing~~Address ownership or heirs property issues with tools such as transfer of development rights or the purchase of development rights.

5.2 Housing Opportunities

- A. ~~Consider developing~~Develop alternative approaches to affordable housing such as viewing it as community infrastructure and establish a 'minimum level of service' with a focus on transportation and access issues and location related to concentration of employment centers. The level of service concept could be based on a goal of insuring that a specified percentage of the total housing units in a neighborhood or development are affordable.
- B. ~~Consider developing~~Develop a master plan for Town-owned properties that considers future development projects or land swaps for affordable housing sites.
- E. ~~Consider developing~~Expand housing programs and other educational workshops to the middle class and workforce housing markets.
- F. ~~Sponsor or co-sponsor workshops to educate~~Educate the public on the potential impact on their daily quality of life that is directly affected by the supply or lack thereof of workforce housing. Workshops and discussion groups should be considered as a means to brainstorm strategies to address housing issues and should involve all players in the community and throughout the region.
- I. ~~Consider creating~~Create incentives for redevelopment that opt for a planned community approach with goals of diversity in housing cost and transportation modes.
- J. ~~Consider~~Adopt flexible ordinances for planned unit developments (PUD), cluster homes and other innovations in housing development that meet workforce housing needs.
- K. ~~Consider~~Amend the regulations to require interconnection between developments, which promotes the establishment of neighborhoods and to provide safe and convenient access to neighborhood level of public facilities, particularly parks and schools.

5.4 Barriers to Affordable Housing

- C. ~~Consider establishing~~Establish a Redevelopment Agency or other similar agency to administer housing programs and continue research housing options, and serve as an educational resource.
 - E. ~~Consider creating~~Create development incentive to encourage diverse housing options that may include increased density, reduced parking requirements and increased height standards.
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6 Community Facilities

6.11 Goals and Implementation Strategies

Implementation Strategies

6.4 Town Acquired Property

- C. Consider creating~~Create~~ a Town-owned property master plan.

6.5 Utilities

- G. Consider using~~Use~~ reclaimed water when maintaining Town projects where financially feasible.
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7 Economic Development

NO CHANGES

8 Land Use

8.11 Goals and Implementation Strategies

Implementation Strategies

8.1 Existing Land Use

- B. Consider drafting~~Draft~~ a “Town owned property master plan” that identifies the details of the Town’s Land Acquisition Program and identifies policy on the potential uses of the property. This plan should include criteria to prioritize land for future purchases.

8.3 Planned Unit Developments (PUDs)

- A. Consider~~Provide~~ flexibility within the PUDs to address appropriate commercial or service land uses in areas with a high residential concentration.

8.4 Existing Zoning Allocation

- B. Develop and consider~~Consider~~ implementing alternatives to traditional zoning classifications, such as Form Based Codes or Smart Code.

8.6 Build-out

- A. Consider~~Provide~~ flexibility within the Land Management Ordinance to address future development and redevelopment of existing sites. Areas of existing and future redevelopment should be reviewed and identified and additional TIF (Tax Increment Finance) districts considered.

8.7 Short Term Rental/Interval Occupancy Units or Timeshares

- A. Consider~~Provide~~ flexibility to upgrade and maintain inventory of Short Term Rental/Interval Occupancy Units or Timeshares to allow for redevelopment to meet market demands and eliminate functional obsolescence.

8.10 Zoning Changes

- B. Consider focusing~~Focus~~ higher intensity land uses in areas with available sewer connections.
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9 Transportation

9.10 Goals and Implementation Strategies

Implementation Strategies

9.1 Road Network

- B. ~~Continue to consider~~Develop plans for alternate road systems to remove some of the traffic burden from William Hilton Parkway.
- R. ~~Utilize~~Using local traffic accident data to design and evaluate projects to minimize injuries.

9.4 Multi-Use Pathways

- A. Expand the Island's Multi-Use Pathway System to connect all appropriate land uses such as parks, schools, open spaces, and beach access facilities on the Island along with residential and commercial destinations:
 - i. Continue to assess the viability of constructing pathways along with each Town road improvement project or drainage project.
 - ii. Identify areas for sidewalk or multi-use pathway locations which have significant commercial, recreational, resort, entertainment or other intense public use but do not have adequate pedestrian or bicycle access.
 - iii. ~~Establish multi-use pathways on both sides of William Hilton Parkway.~~
 - iv. ~~iii.~~ Investigate the use of power line easements for potential multi-use pathway locations.
 - v. ~~iv.~~ Install bicycle loop detectors to count bicycle trips at selected locations on the Island's multi-use pathways to determine needs.
 - vi. ~~v.~~ Encourage bicycle parking facilities, especially on Town-owned properties.

10 Recreation

NO CHANGES

11 Priority Investment

NO CHANGES